

ATTACHMENT 5
**SERVICE PROVIDER
LETTER (TVF&R)**

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Iain Morris
Address: RiverEast Center 1515 SE Water AVE Suite 100
Phone: 971 319 6661
Email: imorris@mcknze.com
Site Address: 11261 SW Leveton DR
City: Tualatin
Map & Tax Lot #: 2S122AA00500
Business Name: Lam Research
Land Use/Building Jurisdiction: CITY OF TUALATIN
Land Use/ Building Permit # PRE 26-0003

Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description
New single story chemical management building with connection to an existing research facility. No explosives, corrosive gas or flammable gas.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2026-0043
Permit Type: SPP - Tualatin
Submittal Date: 3/19/2026
Assigned To: McGladrey
Due Date: 3/20/2026
Fees Due: N/A
Fees Paid: N/A

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

Alex McGladrey 3/20/2026
Fire Marshal or Designee Date

Conditions:
A TVF&R final inspection is required for this project.

- See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

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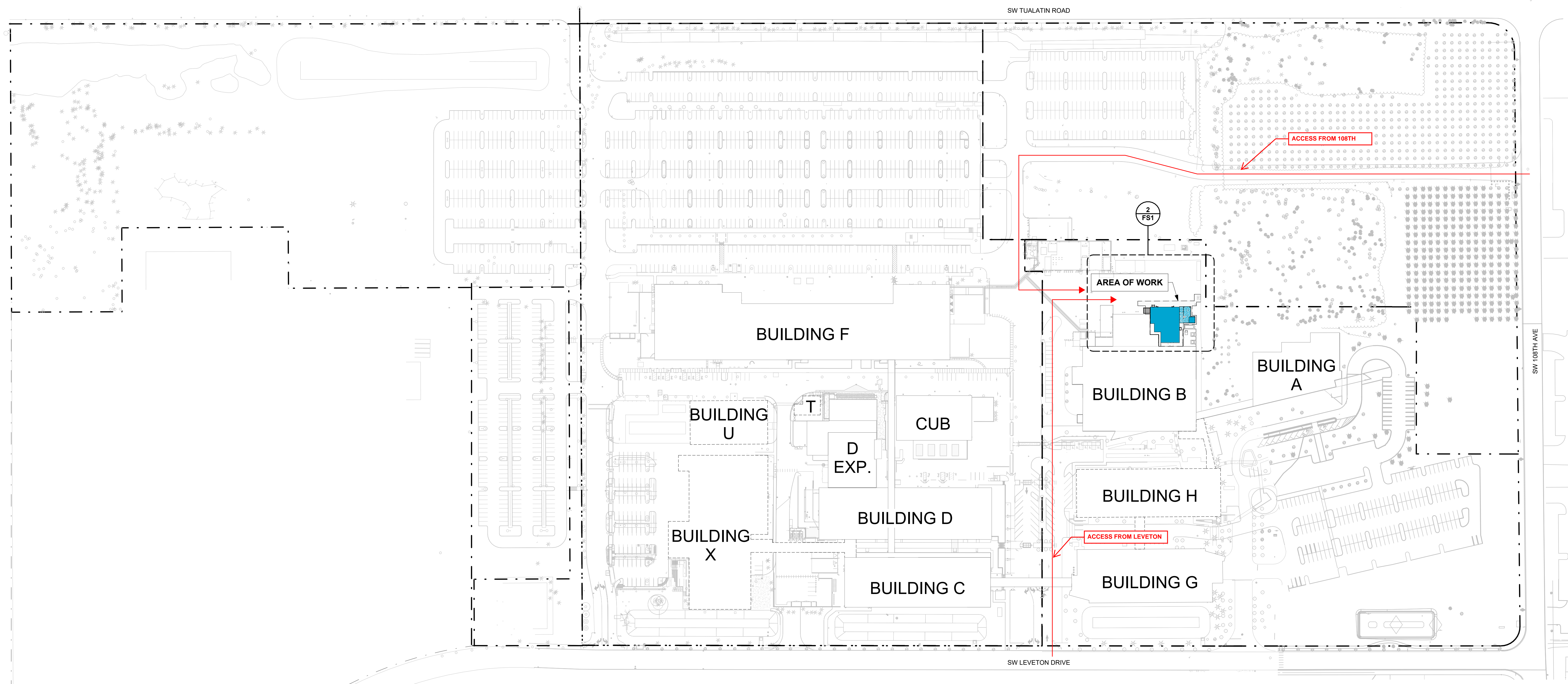
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
SITE PLANS

SHEET

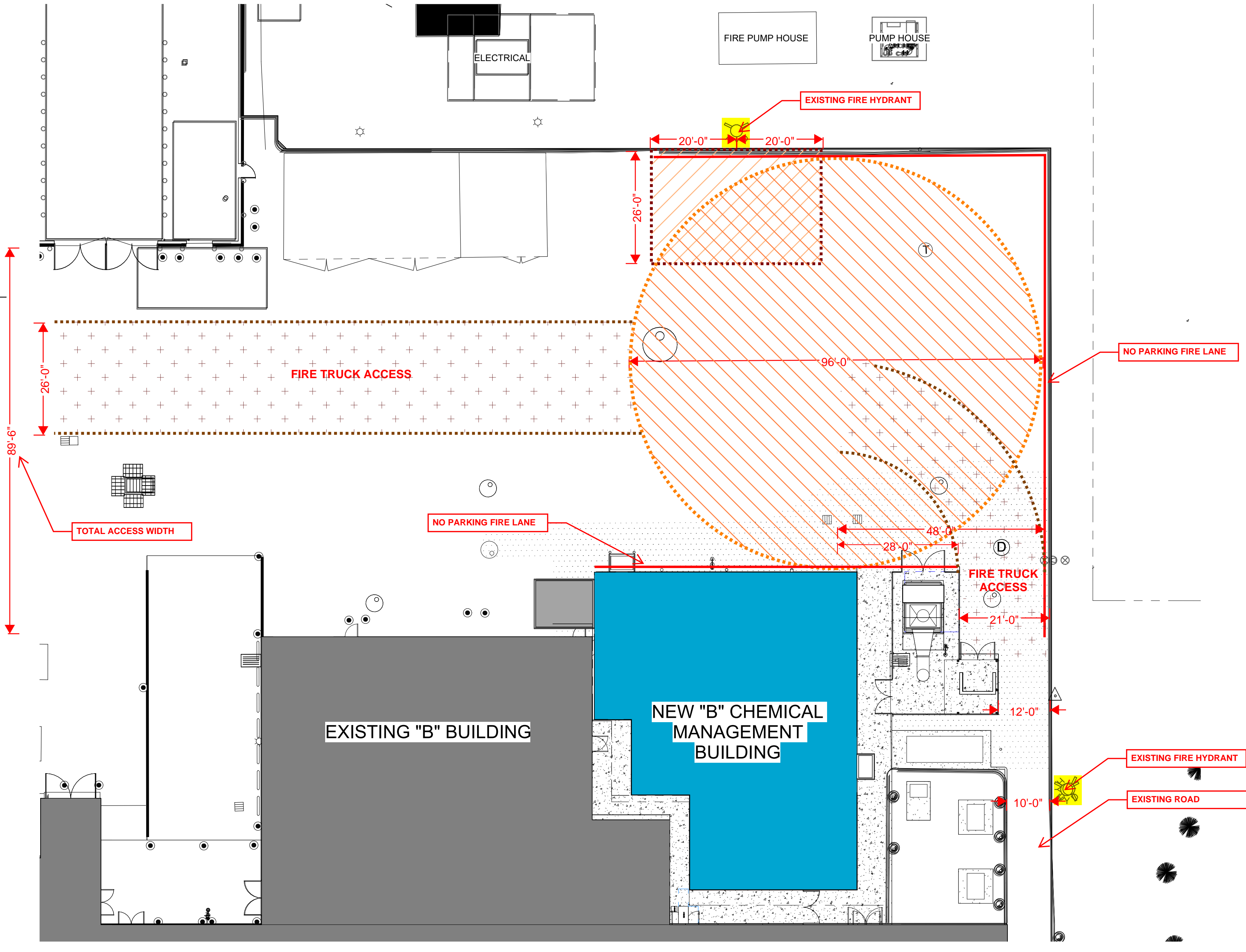
FS1

JOB NO. **2240285.00**



- AREA OF WORK
- IN PROGRESS DEVELOPMENT
- EXISTING
- TAX LOT LINE

1
FS1
CAMPUS PLAN
1" = 100'-0"



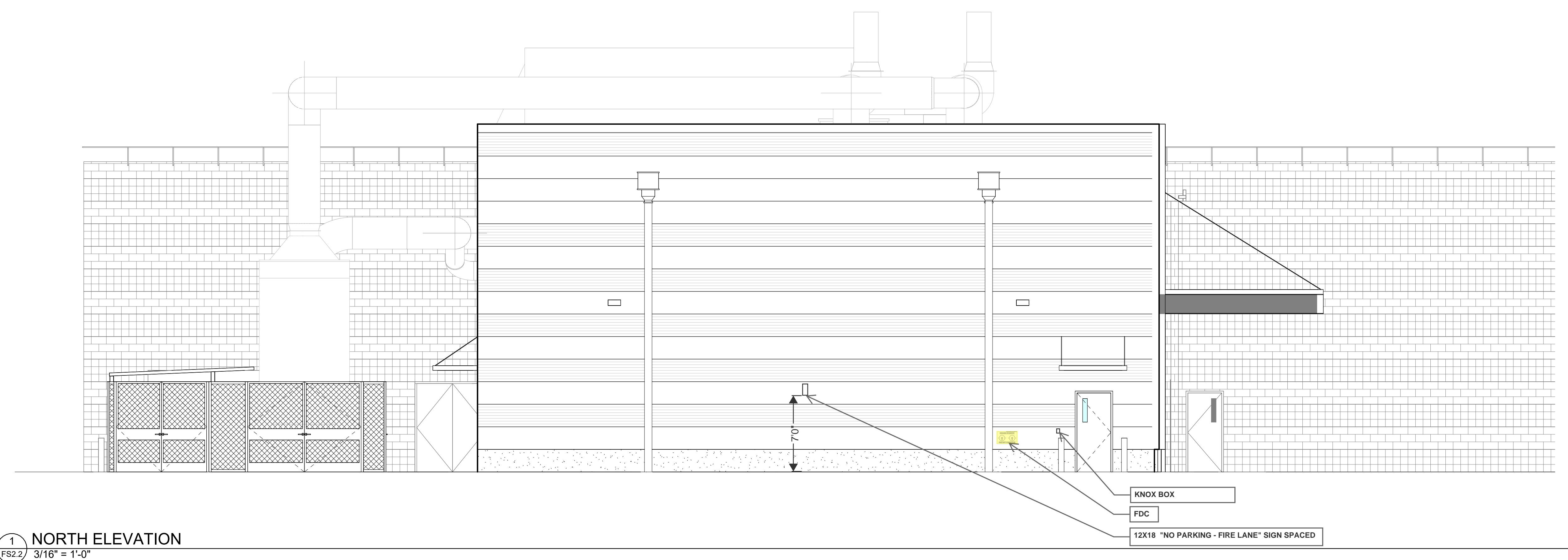
2
FS1
ENLARGED SITE PLAN
1/16" = 1'-0"



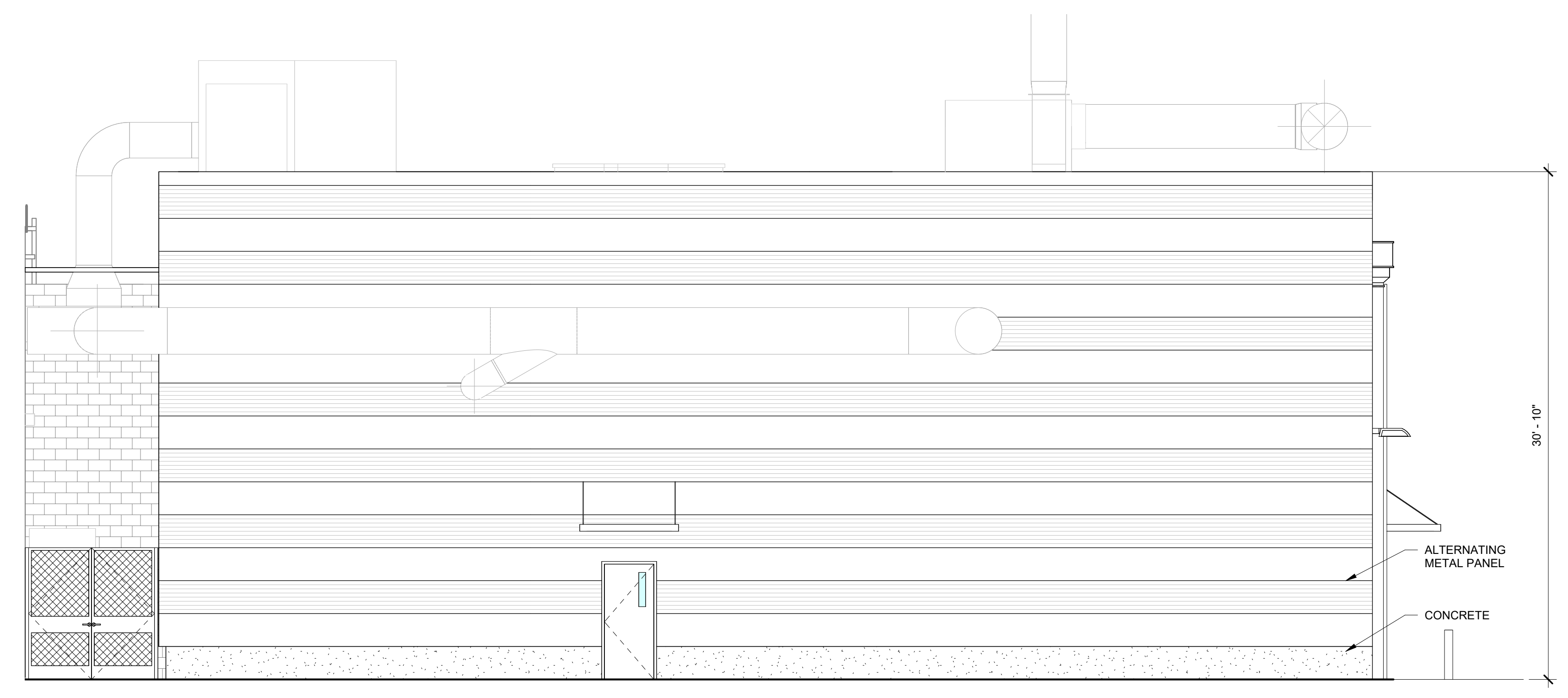
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

TVF&R Permit #2026-0043

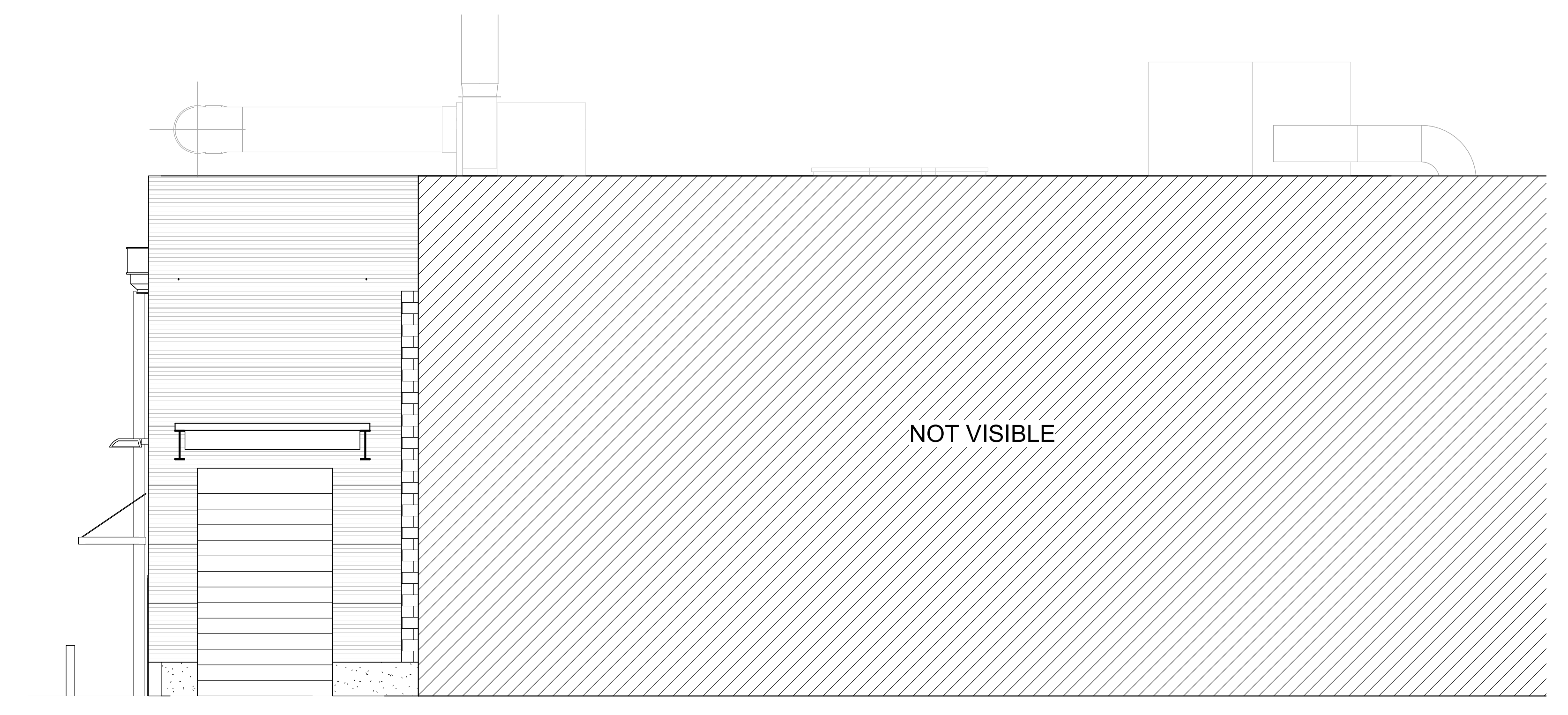
Note: A TVF&R final inspection is required for this project.



1 NORTH ELEVATION
FS2.2 3/16" = 1'-0"



2 EAST ELEVATION
FS2.2 3/16" = 1'-0"



4 WEST ELEVATION
FS2.2 3/16" = 1'-0"



APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

Ally M. [Signature]
Deputy Fire Marshal II

TVF&R Permit #2026-0043

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET

FS2.2

JOB NO. **2240285.00**

ATTACHMENT 4
**SERVICE PROVIDER
LETTER (CWS)**

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** _____

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
 Nearest cross street: _____

3. **Owner Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. **Applicant Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature [ONLINE SUBMITTAL](#) _____

Date _____

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by _____

Date _____

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

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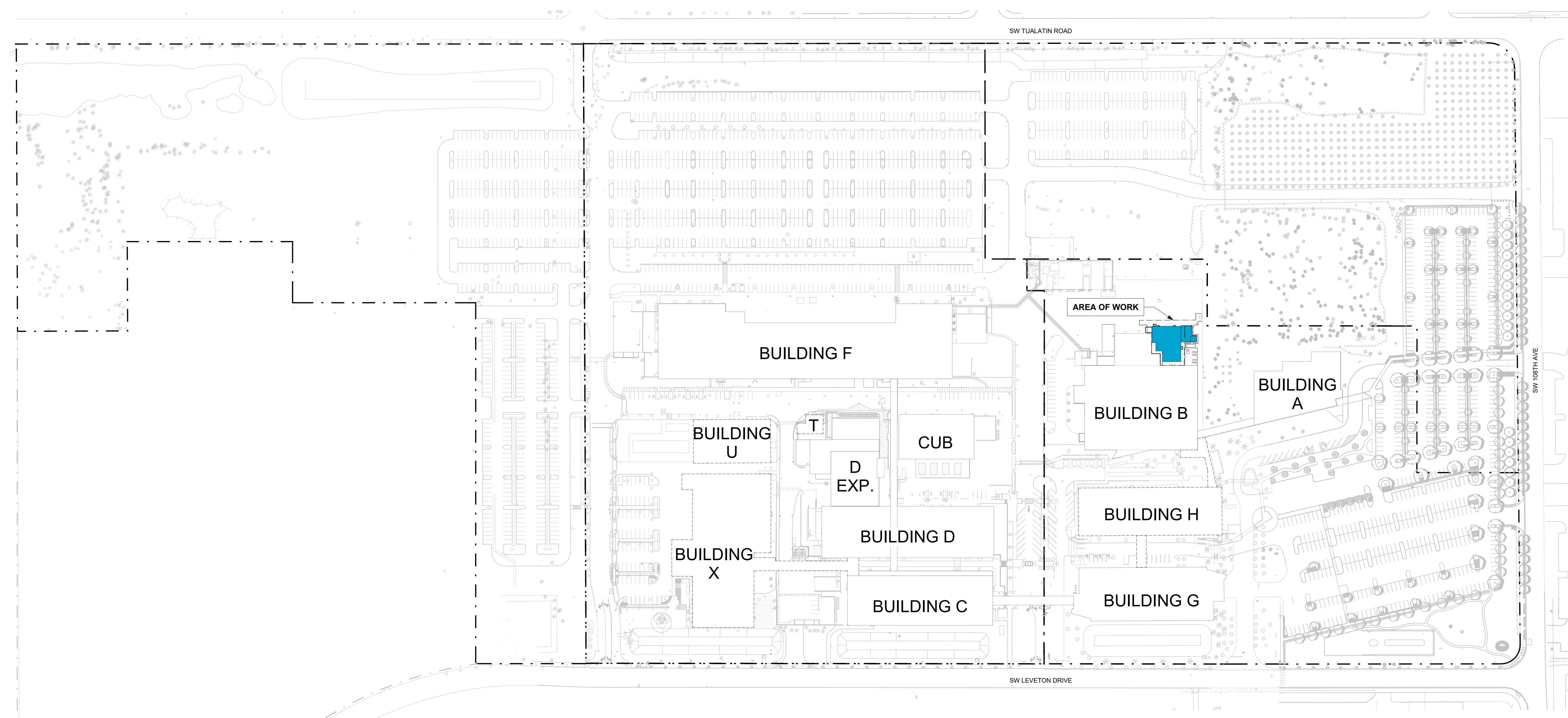
REVISION SCHEDULE		
Delta	Issued As	Issue Date

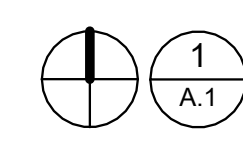
SHEET TITLE:
CAMPUS PLAN




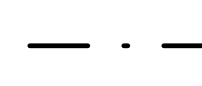
SHEET

A.1

JOB NO. **2240285.00**



 **CAMPUS PLAN**
 1" = 100'-0"

-  AREA OF WORK
-  IN PROGRESS DEVELOPMENT
-  EXISTING
-  TAX LOT LINE



1 SITE PLAN
A.2
1" = 30'-0"

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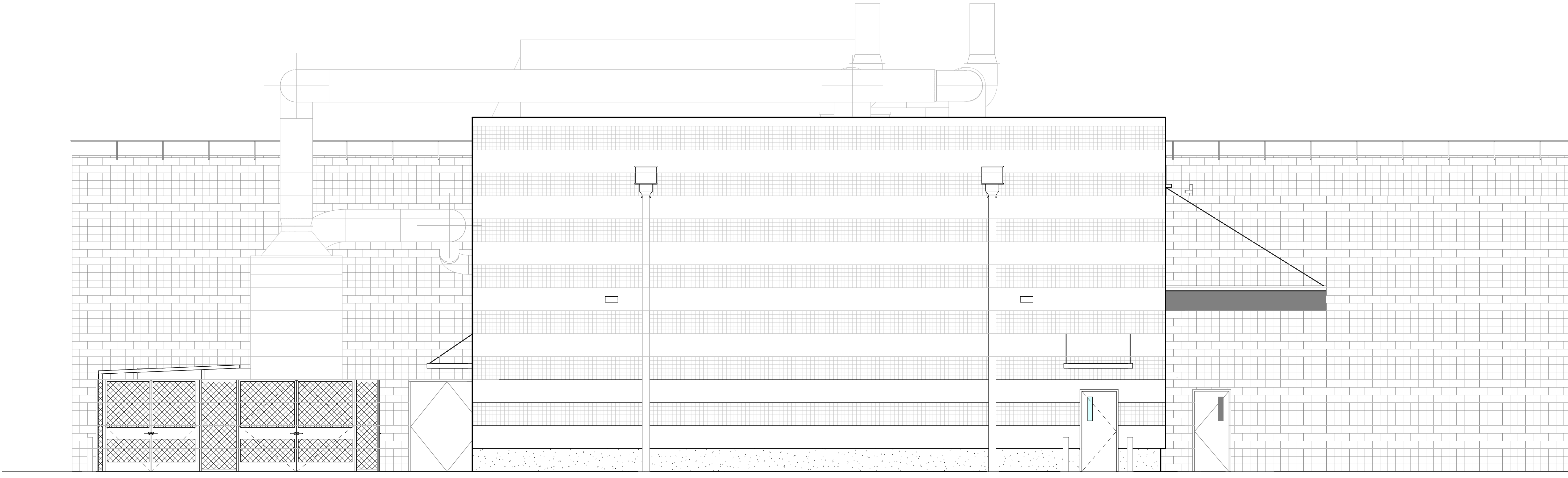
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**SITE PLAN &
IMAGERY**

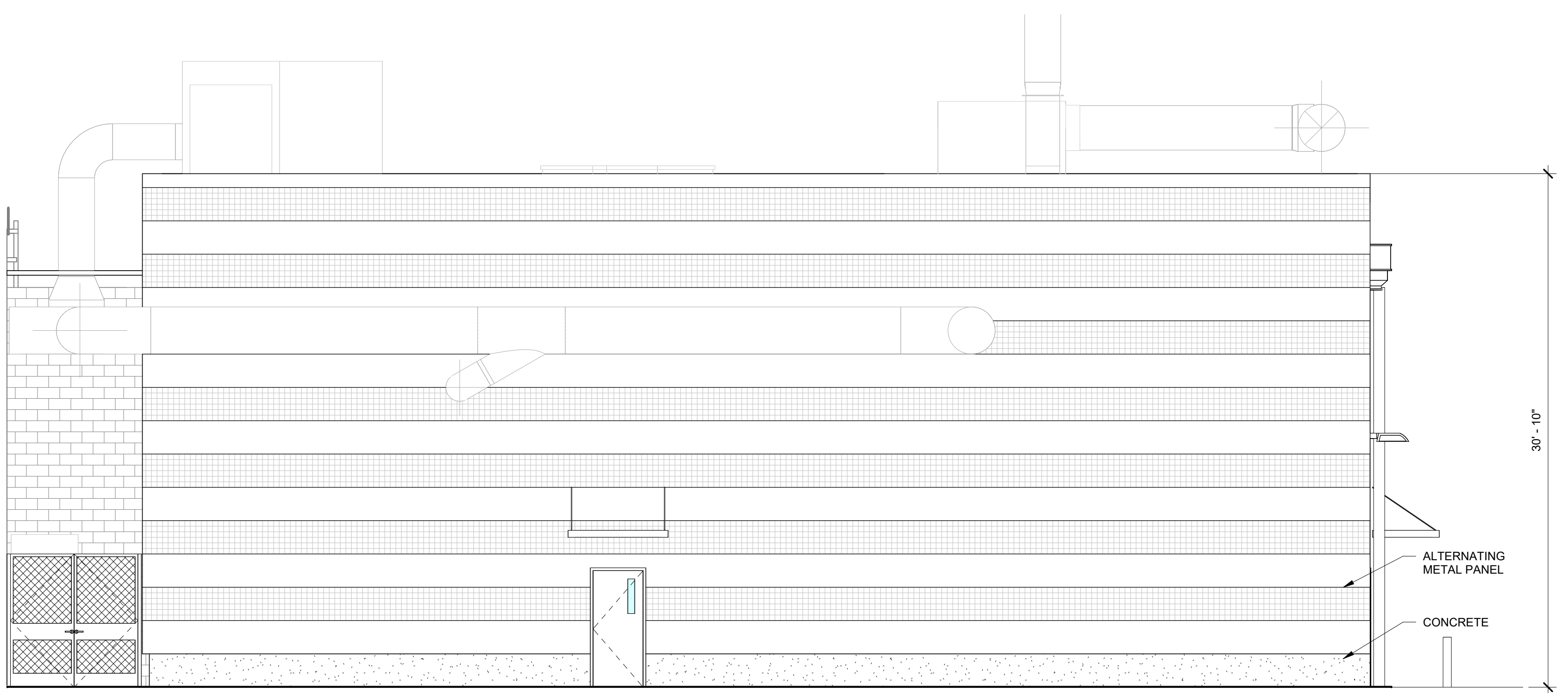
SHEET

A.2

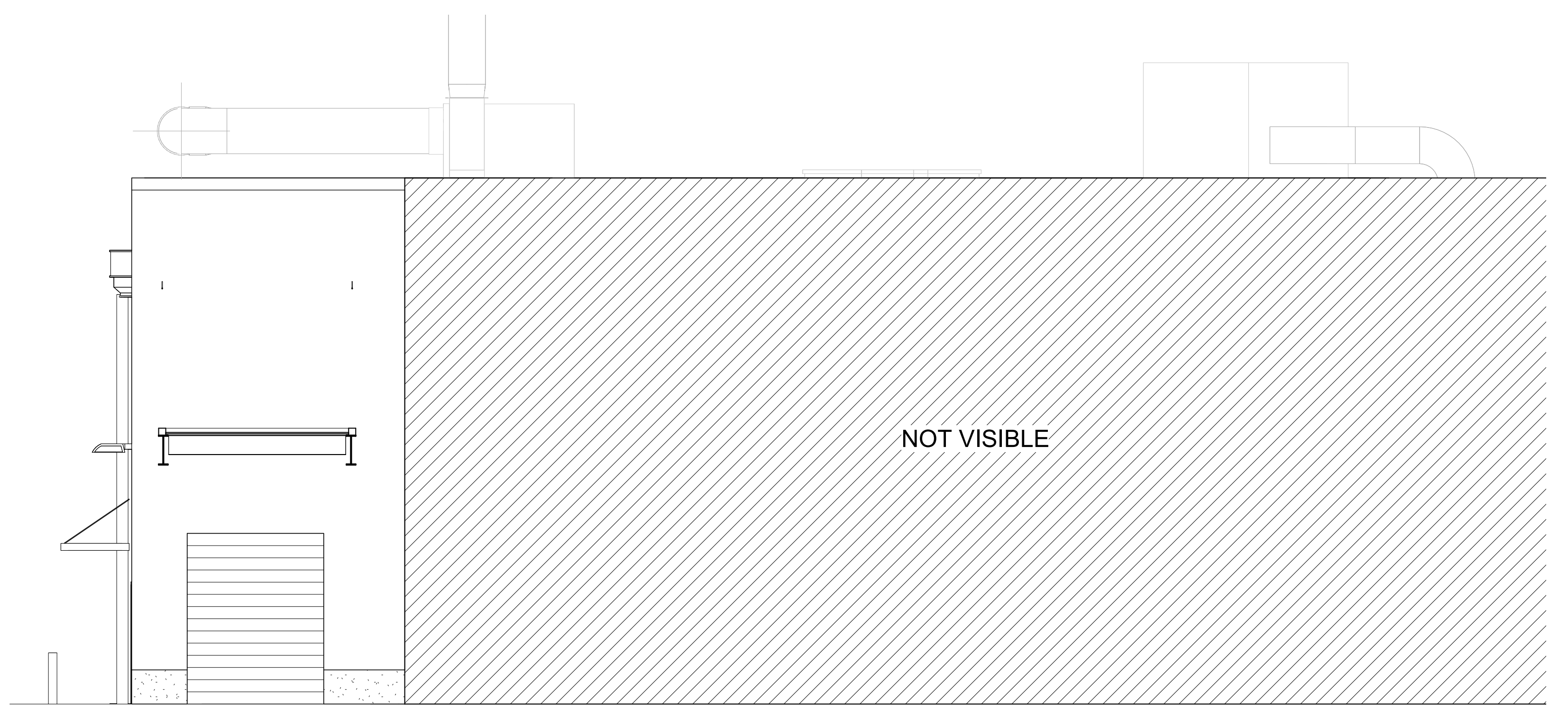
JOB NO. **2240285.00**



1 NORTH ELEVATION
A.3 3/16" = 1'-0"



2 EAST ELEVATION
A.3 3/16" = 1'-0"



4 WEST ELEVATION
A.3 3/16" = 1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET

A.3

JOB NO. **2240285.00**

ATTACHMENT 3
TITLE REPORT



PROPERTY INFORMATION REPORT

Date: October 11, 2024

File No.: 24-195255
Property: 11361 SW Leveton Drive, Tualatin, OR 97062

LAM RESEARCH
Attn: Trish McNulty
11155 SW Leveton Drive
Tualatin, OR 97062

REPORT FEE: \$350.00

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is October 2, 2024 at 8:00am

REPORT FINDINGS

A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

Lam Research Corporation, a Delaware corporation as to the Fee Simple Estate as to Parcels I, II, III and IV and a Leasehold Estate as to Parcel V

C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

AS TO PARCEL I OF THE PREMISES:

- 1. Unpaid Taxes for 2024-2025:
 - Levied Amount : \$782,454.79
 - Property ID No. : [R2107971](#)
 - Levy Code : 023.76
 - Map Tax Lot No. : 2S122AB-00100

- 2. Unpaid Taxes for 2024-2025:
 - Levied Amount : \$2,465,640.13
 - Property ID No. : [R2180033](#)
 - Levy Code : 023.76
 - Map Tax Lot No. : 2S122BA-00100 M&E
 - Industrial Machinery and Equipment located on Parcel I

3. City liens, if any, of the City of Tualatin.

4. Cross Easement Agreement, including the terms and provisions thereof:

Regarding	:	Private roadway
Between	:	First Interstate Bank of Oregon, N.A. as personal representative of the estate of William Leveton
And	:	JAE Oregon, Inc.
Recorded	:	May 5, 1989
Recording No.	:	89020417

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between	:	LAM Research Corporation, a Delaware corporation
And	:	JAE Oregon, Inc., an Oregon corporation
Dated	:	December 15, 2023
Recorded	:	December 15, 2023
Recording No.	:	2023-051646

5. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	June 9, 1989
Recording No.	:	89026084
Re-Recorded	:	July 6, 1989
Recording No.	:	89030633

6. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	November 1, 1989
Recording No.	:	89-53170

7. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:

Recorded	:	August 16, 2001
Recording No.	:	2001-082729

8. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:

By	:	Novellus Systems, Inc., a California corporation
Recorded	:	March 22, 2002
Recording No.	:	2002-033655

9. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between	:	Lam Research Corporation
And	:	City of Tualatin
Recorded	:	August 16, 2021
Recording No.	:	2021-088690

10. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between	:	Lam Research
And	:	City of Tualatin
Recorded	:	April 22, 2024
Recording No.	:	2024-016636

11. Easement, including the terms and provisions thereof:

For	:	Public utility
Granted to	:	City of Tualatin
Recorded	:	May 8, 2024
Recording No.	:	2024-019607

AS TO PARCEL II OF THE PREMISES:

12. Unpaid Taxes for 2024-2025:
- | | | |
|-----------------|---|--------------------------|
| Levied Amount | : | \$77,581.38 |
| Property ID No. | : | R2107974 |
| Levy Code | : | 023.76 |
| Map Tax Lot No. | : | 2S122AA-00800 |
13. City liens, if any, of the City of Tualatin.
14. Easement, including the terms and provisions thereof:
- | | | |
|---------------|---|--------------------------|
| For | : | Slope purposes |
| Granted to | : | City of Tualatin |
| Recorded | : | November 23, 1999 |
| Recording No. | : | 99130427 |
15. Easement, including the terms and provisions thereof:
- | | | |
|---------------|---|-----------------------------------|
| For | : | Underground distribution line |
| Granted to | : | Portland General Electric Company |
| Recorded | : | June 22, 2001 |
| Recording No. | : | 2001060136 |
16. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:
- | | | |
|---------------|---|-----------------------------|
| Recorded | : | August 16, 2001 |
| Recording No. | : | 2001-082729 |
17. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:
- | | | |
|---------------|---|--|
| By | : | Novellus Systems, Inc., a California corporation |
| Recorded | : | March 22, 2002 |
| Recording No. | : | 2002-033655 |
18. Easement, including the terms and provisions thereof:
- | | | |
|---------------|---|-----------------------------|
| For | : | Water line |
| Granted to | : | City of Tualatin |
| Recorded | : | April 15, 2002 |
| Recording No. | : | 2002-044680 |

- 19. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:
 - Regarding : Access
 - By : JAE Oregon, Inc.
 - Recorded : May 18, 2010
 - Recording No. : [2010-037842](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

- Between : LAM Research Corporation, a Delaware corporation
- And : JAE Oregon, Inc., an Oregon corporation
- Dated : December 15, 2023
- Recorded : December 15, 2023
- Recording No. : [2023-051646](#)

First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

- Between : LAM Research Corporation, a Delaware corporation
- And : JAE Oregon, Inc., an Oregon corporation
- Dated : April 3, 2024
- Recorded : April 3, 2024
- Recording No. : [2024-013606](#)

- 20. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
 - Between : Lam Research
 - And : City of Tualatin
 - Recorded : April 22, 2024
 - Recording No. : [2024-016636](#)

AS TO PARCEL III OF THE PREMISES:

- 21. Unpaid Taxes for 2024-2025:
 - Levied Amount : \$146,697.21
 - Property ID No. : [R2107973](#)
 - Levy Code : 023.76
 - Map Tax Lot No. : 2S122AA-00500
- 22. Unpaid Taxes for 2024-2025:
 - Levied Amount : \$708,385.86
 - Property ID No. : [R2180077](#)
 - Levy Code : 023.76
 - Map Tax Lot No. : 2S122AA-00500 M&E
 - Industrial Machinery and Equipment located on Parcel III
- 23. City liens, if any, of the City of Tualatin.
- 24. Easement, including the terms and provisions thereof:
 - For : Slope purposes
 - Granted to : City of Tualatin
 - Recorded : November 1, 1989
 - Recording No. : [89-53170](#)
- 25. Easement, including the terms and provisions thereof:
 - For : Pedestrian walkway and bikepath
 - Granted to : City of Tualatin
 - Recorded : June 1, 1990
 - Recording No. : [90-28257](#)

26. Easement, including the terms and provisions thereof:
 For : Underground distribution line
 Granted to : Portland General Electric Company
 Recorded : June 22, 2001
 Recording No. : [2001060136](#)
27. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:
 Recorded : August 16, 2001
 Recording No. : [2001-082729](#)
28. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:
 By : Novellus Systems, Inc., a California corporation
 Recorded : March 22, 2002
 Recording No. : [2002-033655](#)
29. Easement, including the terms and provisions thereof:
 For : Water line
 Granted to : City of Tualatin
 Recorded : April 15, 2002
 Recording No. : [2002-044680](#)
30. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
 Between : Lam Research Corporation
 And : City of Tualatin
 Recorded : November 2, 2020
 Recording No. : [2020-110089](#)
31. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
 Between : Lam Research
 And : City of Tualatin
 Recorded : April 22, 2024
 Recording No. : [2024-016636](#)
32. Easement, including the terms and provisions thereof:
 For : Public utility
 Granted to : City of Tualatin
 Recorded : May 8, 2024
 Recording No. : [2024-019607](#)

AS TO PARCEL IV OF THE PREMISES:

33. Unpaid Taxes for 2024-2025:
 Levied Amount : \$121,958.78
 Property ID No. : [R2171143](#)
 Levy Code : 088.15
 Map Tax Lot No. : 2S122BA-00100
 Affects : Parcel IV of the premises herein
34. City liens, if any, of the City of Tualatin.
35. Easement, including the terms and provisions thereof:
 For : Slope purposes
 Granted to : City of Tualatin
 Recorded : January 23, 1989
 Recording No. : [89-03228](#)

36. Cross Easement Agreement, including the terms and provisions thereof:
 Regarding : Private roadway
 Between : First Interstate Bank of Oregon, N.A. as personal representative
 of the estate of William Leveton
 And : JAE Oregon, Inc.
 Recorded : May 5, 1989
 Recording No. : [89020417](#)
- As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:
 Between : LAM Research Corporation, a Delaware corporation
 And : JAE Oregon, Inc., an Oregon corporation
 Dated : December 15, 2023
 Recorded : December 15, 2023
 Recording No. : [2023-051646](#)
37. Easement, including the terms and provisions thereof:
 For : Pedestrian use, trees, landscaping and sidewalk
 Granted to : City of Tualatin
 Recorded : August 12, 1999
 Recording No. : [99094538](#)
38. Agreement to maintain stormwater detention and water quality treatment facilities, including the terms and provisions thereof:
 Between : JAE Oregon, Inc.
 And : City of Tualatin
 Recorded : December 24, 2009
 Recording No. : [2009-110981](#)
39. Conditions and Restrictions as shown on Partition Plat No. 2010-009:
 Recorded : March 9, 2010
 Recording No. : [2010-018382](#)
40. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:
 Regarding : Access
 By : JAE Oregon, Inc.
 Recorded : May 18, 2010
 Recording No. : [2010-037842](#)
- As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:
 Between : LAM Research Corporation, a Delaware corporation
 And : JAE Oregon, Inc., an Oregon corporation
 Dated : December 15, 2023
 Recorded : December 15, 2023
 Recording No. : [2023-051646](#)
- First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:
 Between : LAM Research Corporation, a Delaware corporation
 And : JAE Oregon, Inc., an Oregon corporation
 Dated : April 3, 2024
 Recorded : April 3, 2024
 Recording No. : [2024-013606](#)
41. Private stormwater facilities Agreement, including the terms and provisions thereof:
 Between : JAE Oregon, Inc.
 And : City of Tualatin
 Recorded : May 8, 2020
 Recording No. : [2020-039137](#)

42. Easement, including the terms and provisions thereof:
 For : Existing utilities as defined in the document
 Granted to : JAE Oregon, Inc., an Oregon corporation
 Dated : December 15, 2023
 Recorded : December 15, 2023
 Recording No. : [2023-051647](#)
43. Access Easement Agreement, including the terms and provisions thereof:
 Between : LAM Research Corporation, a Delaware corporation
 And : JAE Oregon, Inc., an Oregon corporation
 Dated : April 3, 2024
 Recorded : April 3, 2024
 Recording No. : [2024-013607](#)

AS TO PARCEL V OF THE PREMISES:

44. Unpaid Taxes for 2024-2025:
 Levied Amount : \$51,660.95
 Property ID No. : [R2171155](#)
 Levy Code : 023.76
 Map Tax Lot No. : 2S122AD-01300
 Industrial Machinery and Equipment located on Parcel V
 and
 Unpaid Taxes for 2024-2025:
 Levied Amount : \$9,178.37
 Property ID No. : [P2102057](#)
 Levy Code : 001.17
 Map Tax Lot No. : 2S122AD-01300
 Personal Property located on Parcel V

NOTE: Unpaid Taxes for 2024-2025:
 Levied Amount : \$290,622.46
 Property ID No. : [R2176128](#)
 Levy Code : 023.76
 Map Tax Lot No. : 2S122AD-01300
 Parcel V fee simple title of Abbott Tualatin LLC

45. City liens, if any, of the City of Tualatin.
46. Easement, including the terms and provisions thereof:
 For : Slope and utility
 Granted to : City of Tualatin
 Recorded : October 25, 1989
 Recording No. : [89-51742](#)
47. Easement, including the terms and provisions thereof:
 For : Underground distribution line
 Granted to : Portland General Electric Company
 Recorded : June 22, 2001
 Recording No. : [2001060135](#)
48. Easement, including the terms and provisions thereof:
 For : Underground distribution line
 Granted to : Portland General Electric Company
 Recorded : June 22, 2001
 Recording No. : [2001060137](#)

49. Easement Agreement and Declaration of Covenant, including the terms and provisions thereof:
 For : Ingress, egress and utilities
 Between : Builder's Wholesale Stone, LLC
 And : SFP Leveton, LLC
 Recorded : June 16, 2008
 Recording No. : [2008-054248](#)
50. Easement Agreement, including the terms and provisions thereof:
 For : Adjoiner encroachments of trash enclosure,
 compressor cover, mechanical and transformer
 Between : SFP Leveton, LLC
 And : Builder's Wholesale Stone, LLC
 Recorded : June 16, 2008
 Recording No. : [2008-054249](#)
51. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
 Between : Leveton LLC
 And : City of Tualatin
 Recorded : December 13, 2017
 Recording No. : [2017-097239](#)
52. Lease, including the terms and provisions thereof, as evidenced by Memorandum:
 Lessor : Leveton LLC, an Oregon limited liability company
 Lessee : Lam Research Corporation, a Delaware corporation
 Dated : December 7, 2017
 Recorded : December 11, 2017
 Recording No. : [2017-096793](#)

The lessor's interest thereunder is now held by Abbott Tualatin, LLC, an Oregon limited liability company, per Statutory Special Warranty Deed recorded November 12, 2020 as Recording No. [2020-114748](#).

AS TO RIGHTS APPURTENANT TO THE PREMISES:

A. Well Ownership Information Form:

Recorded : February 22, 2002
 Recording No. : [2002-021309](#)
 Referencing Deed Recording Number [2000-036382](#)

B. Revocable Permit (Right-of-Way):

Regarding : Right to encroach upon and occupy a public
 right-of-way with a private fiber optic network connection
 Recorded : October 26, 2017
 Recording No. : [2017-084661](#)

END OF EXCEPTIONS

NOTE: LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

[Vesting Deed 2017-018737](#) PLA Deed for 2S122AA00800 & 2S122AB00100 & 2S122AA00500

[Vesting Deed 2024-013605](#) PLA Deed for 2S122BA00100

[Vesting Memo of Lease 2017-096793](#)

[Business Registry - OREGON - LAM Research Corporation FBC](#)

[Business Registry - DELAWARE - LAM Research Corporation](#)

[Report Maps](#)

[Aerial Photo](#)

[Partition Plat 2001-058 2001-082729](#)

[Partition Plat 2010-009 2010-018382](#)

[Partition Plat 2011-024 2011-053337](#)

[Plat Map Glenmorag Park - underlying](#)
[Public Survey 33034](#)
[Public Survey 33698](#)
[Public Survey 34761](#)
[Legal Description Reference 2017-018737](#)
[Legal Description Reference 2017-096793](#)
[Legal Description Reference 2024-013605](#)
[map - BLM Master Plat 020s010wm01](#)
[map - City of Tualatin Zoning](#)
[map - CWS sewer lines](#)
[map - NWN gas lines - NE Q](#)
[map - NWN gas lines - NW Q](#)
[map - USF&WS wetlands map](#)
[map - ORMAP topographic](#)
[Assessor's map 2s122aa](#)
[Assessor's map 2s122ab](#)
[Assessor's map 2s122ad](#)
[Assessor's map 2s122ba](#)
[WCO Intermap Property Info](#) Tax Account R2107971 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2107973 2S122AA00500
[WCO Intermap Property Info](#) Tax Account R2107974 2S122AA00800
[WCO Intermap Property Info](#) Tax Account R2171143 2S122BA00100
[WCO Intermap Property Info](#) Tax Account R2176128 2S122AD01300
[WCO Intermap Property Info](#) Tax Account R2180033 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2180077 2S122AA00500

END OF REPORT

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Senior Commercial Title Officer
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Fax: **(503) 684-2978**
Email: **rstombaugh@wfgtitle.com**

EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 1 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, North 89°34'51" West a distance of 957.07 feet to a brass disk located at the southwest corner of said Parcel 1; thence along the west line of said Parcel 1 and the west line of said Parcel 3, North 00°06'26" East a distance of 1294.82 feet to the Point of Beginning.

PARCEL II:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 2 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 2 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod and the Point of Beginning; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 1052.10 feet to a point of curvature thereon; thence continuing along said southerly right-of-way line, 85.91 feet through the arc of a 55.00 foot radius circular curve to the right, said curve having a central angle of 89°29'34", a chord bearing of South 44°57'21" East and a chord length of 77.44 feet to a 5/8 inch iron rod located at a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, South 00°12'34" East a distance of 843.64 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 464.30 feet to a 5/8 inch iron rod; thence North 00°17'49" East a distance of 450.67 feet to the Point of Beginning.

PARCEL III:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 3 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 2, PARTITION PLAT No. 2001-058, located in the northeast

one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of Parcel 3 of Partition Plat No. 2001-058, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod and the Point of Beginning; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, South 89°34'51" East a distance of 368.77 feet to an angle point thereon; thence continuing along said northerly right-of-way line, South 89°42'00" East a distance of 586.84 feet to a brass screw and washer located at a point of curvature thereon; thence continuing along said northerly right-of-way line, 63.19 feet through the arc of a 40.00 foot radius circular curve to the left, said curve having a central angle of 90°30'34", a chord bearing of North 45°02'43" East and a chord length of 56.82 feet to a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, North 00°12'34" West a distance of 359.19 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 376.93 to the Point of Beginning.

PARCEL IV:

A tract of land created under approval by City of Tualatin No. PLA23-0004, by Warranty Deed for Property Line Adjustment recorded April 3, 2024 as Recorder's No. 2024-013605, Records of Washington County, shown as Tract 3 in Record of Survey filed April 12, 2024 as No. 34761 in the Washington County Surveyor's Office, being portions of Parcels 1 and 2, PARTITION PLAT No. 2010-009, located in the northwest one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass disk located at the most southerly southeast corner of said Parcel 1, said point being on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof when measured at right angles; thence along said northerly right-of-way line, North 85°47'18" West a distance of 112.70 feet to a point of curvature thereon; thence continuing along said northerly right-of-way line, 112.59 feet through the arc of a tangent 630.00 foot radius circular curve to the left, said curve having a central angle of 10°14'24" a chord bearing of South 89°05'30" West and a chord length of 112.44 feet to the most southerly southeast corner of said Parcel 2, and from which point a 5/8 inch Iron rod bears North 01°43'45" East a distance of 0.07 feet; thence departing said northerly right-of-way line and along the most southerly east line of said Parcel 2, North 01°43'45" East a distance of 138.88 feet to a 5/8 inch iron rod located at an angle point on the easterly boundary of said Parcel 2; thence North 01°43'40" East a distance of 607.73 feet to a 5/8 inch iron rod; thence North 88°16'38" West a distance of 383.76 feet to a 5/8 inch iron rod; thence North 01°41'05" East a distance of 127.48 feet to a point; thence North 88°18'11" West a distance of 346.67 feet to a 5/8 inch iron rod; thence South 01°41'04" West a distance of 174.78 feet to a 5/8 inch iron rod; thence North 88°15'40" West a distance of 230.24 feet to a 5/8 inch iron rod located on the west line of said Parcel 2; thence along the west line of said Parcel 2 together with the west line of said Parcel 1, North 01°43'57" East a distance of 589.95 feet to a brass disk located at the northwest corner of said Parcel 1, said point being on the southerly right-of-way line of SW Tualatin Road, 30.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, South 88°40'05" East a distance of 1185.53 feet to a brass screw and washer located at the northeast corner of said Parcel 1; thence departing said southerly right-of-way line and along the east line of said Parcel 1, South 01°43'40" West a distance of 1296.98 feet to the Point of Beginning. Bearings are based on the Oregon State Plane Coordinate System - North Zone (NAD 83/2011).

PARCEL V:

A leasehold estate as defined in unrecorded Lease dated January 31, 2017 and evidenced of record in Memorandum of Lease recorded December 11, 2017 as Recorder's No. 2017-096793, Records of Washington County, as to that certain property described as follows:

Parcels 1, 2 and 3, PARTITION PLAT NO. 2011-024, recorded August 2, 2011 as Document No. 2011053337, in the City of Tualatin, County of Washington and State of Oregon.

TOGETHER WITH an easement for ingress, egress and utilities as described in Easement Agreement and Declaration of Covenant recorded June 16, 2008 as No. 2008-054248, Records of Washington County, Oregon.



WFG National Title
Title Department
12909 SW 68th Pkwy #350
Portland, OR 97223
Phone: 503.431.8500
Fax 503.684.2978



Assessor Property ID / Assessor Map & Tax Lot No.
PARCEL R2107971 & R2180033 / 2S122AB00100

11361 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2107974 / 2S122AA00800

PARCELS R2107973 & R2180077 / 2S122AA00500

11555 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2171143 / 2S122BA00100

no situs, Tualatin, OR 97062

PARCELS R2176128 & R2211155 / 2S122AD-01300

18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



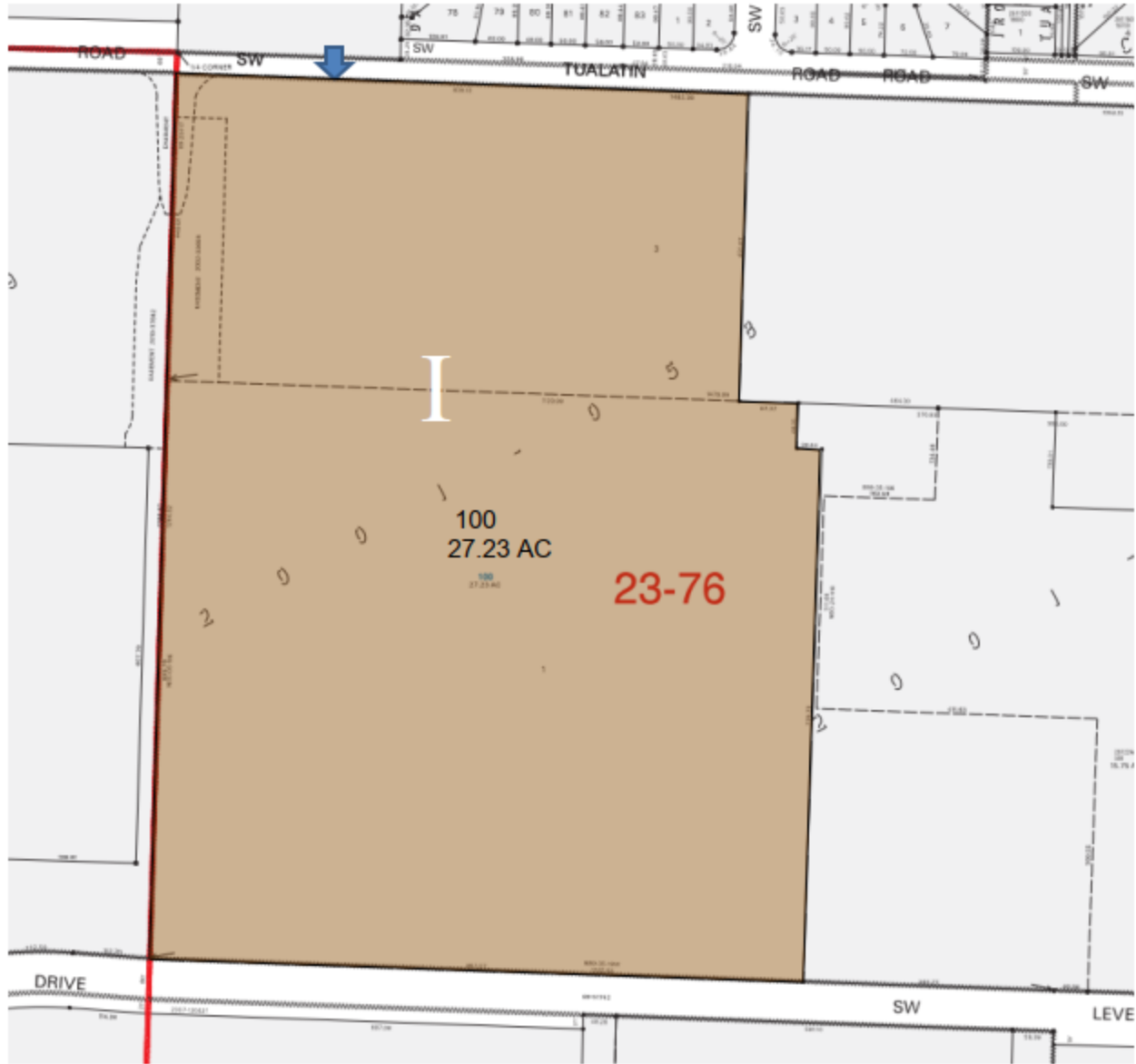
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PARCEL R2107971 & R2180033 / 2S122AB00100

11361 SW Leveton Drive, Tualatin, OR 97062



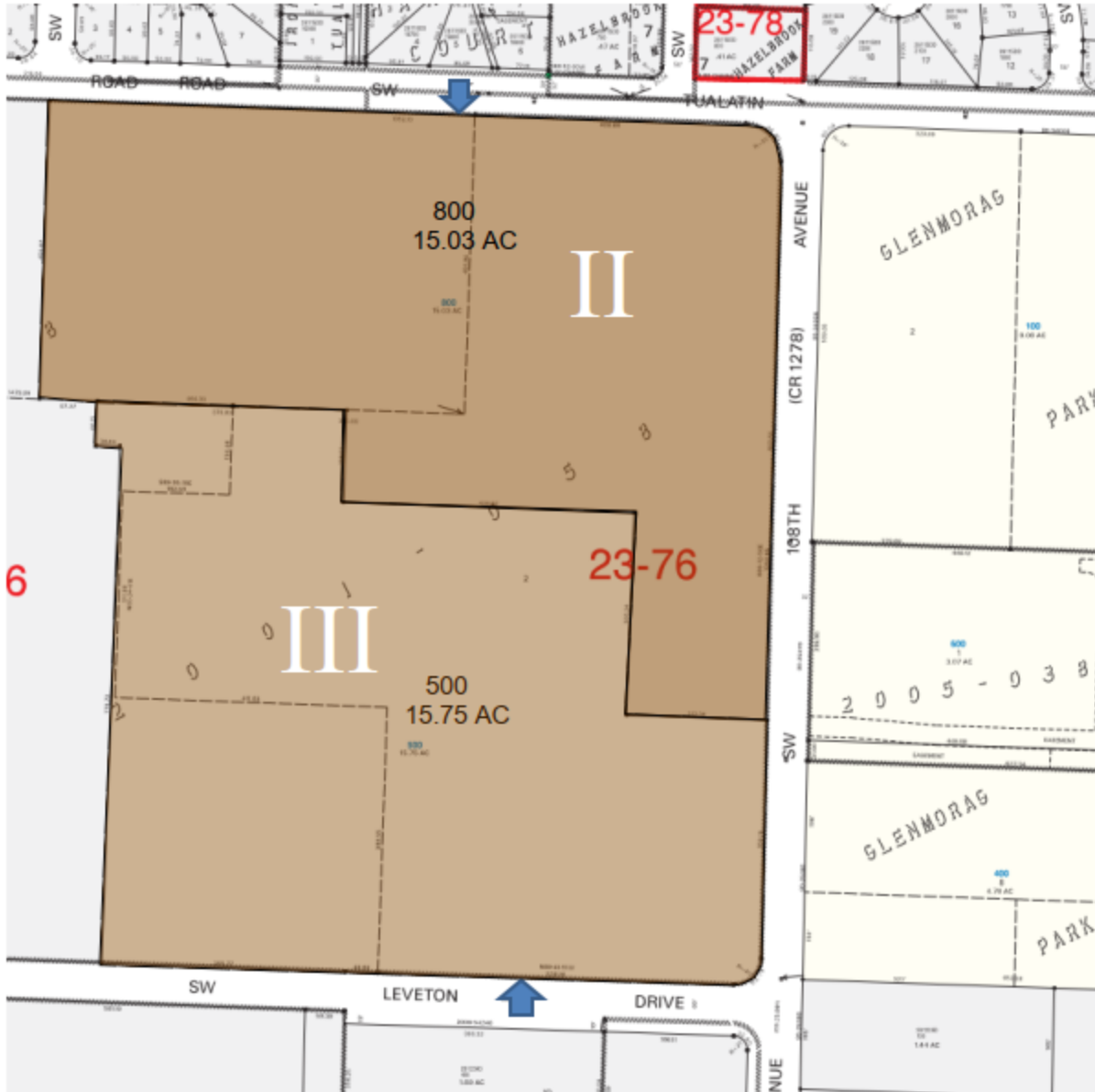
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Assessor Property ID / Assessor Map & Tax Lot No.
PARCEL R2107974 / 2S122AA00800
PARCELS R2107973 & R2180077 / 2S122AA00500
 11555 SW Leveton Drive, Tualatin, OR 97062



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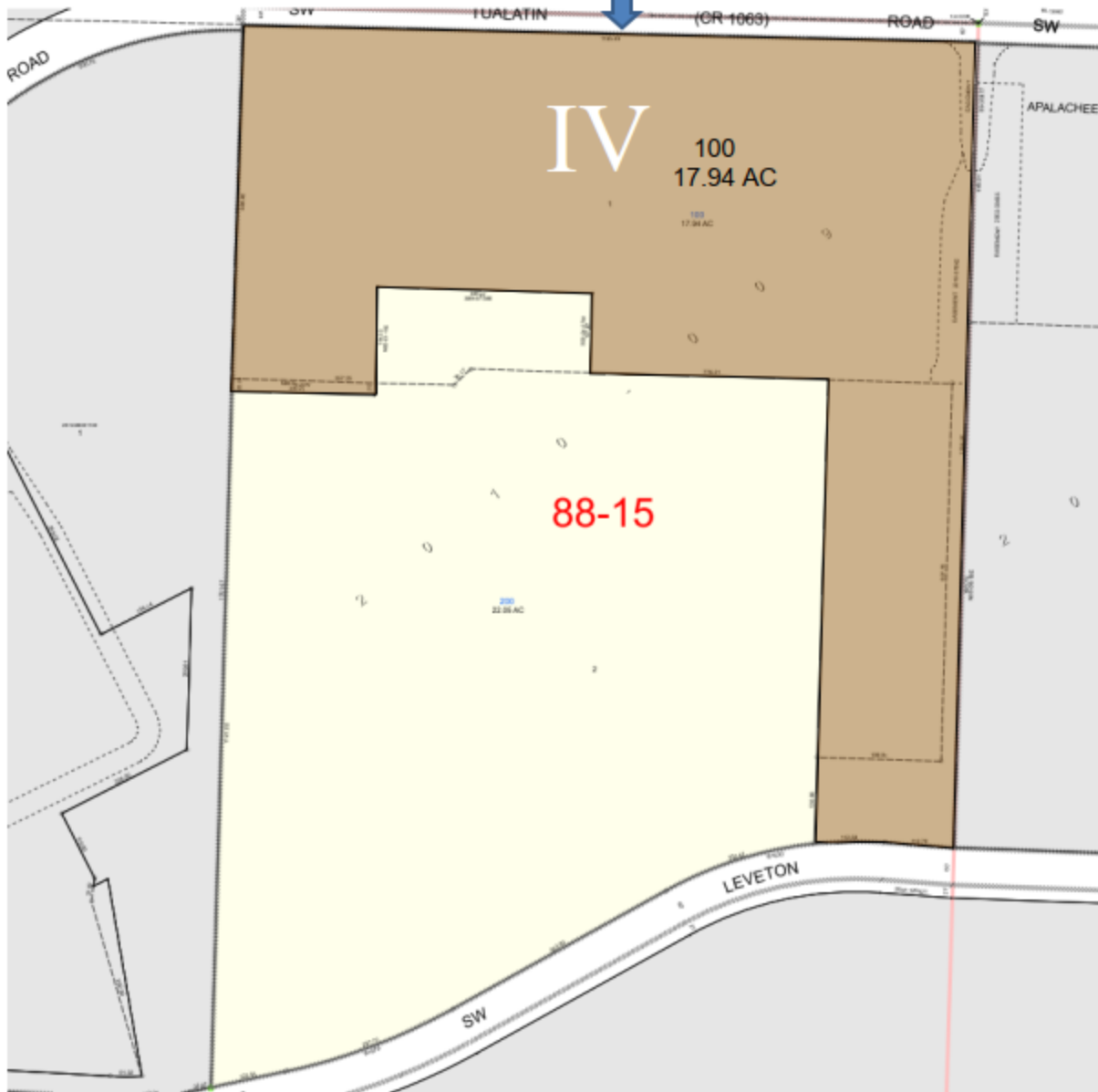
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Assessor Property ID / Assessor Map & Tax Lot No.

PARCEL R2171143 / 2S122BA00100

no situs, Tualatin, OR 97062



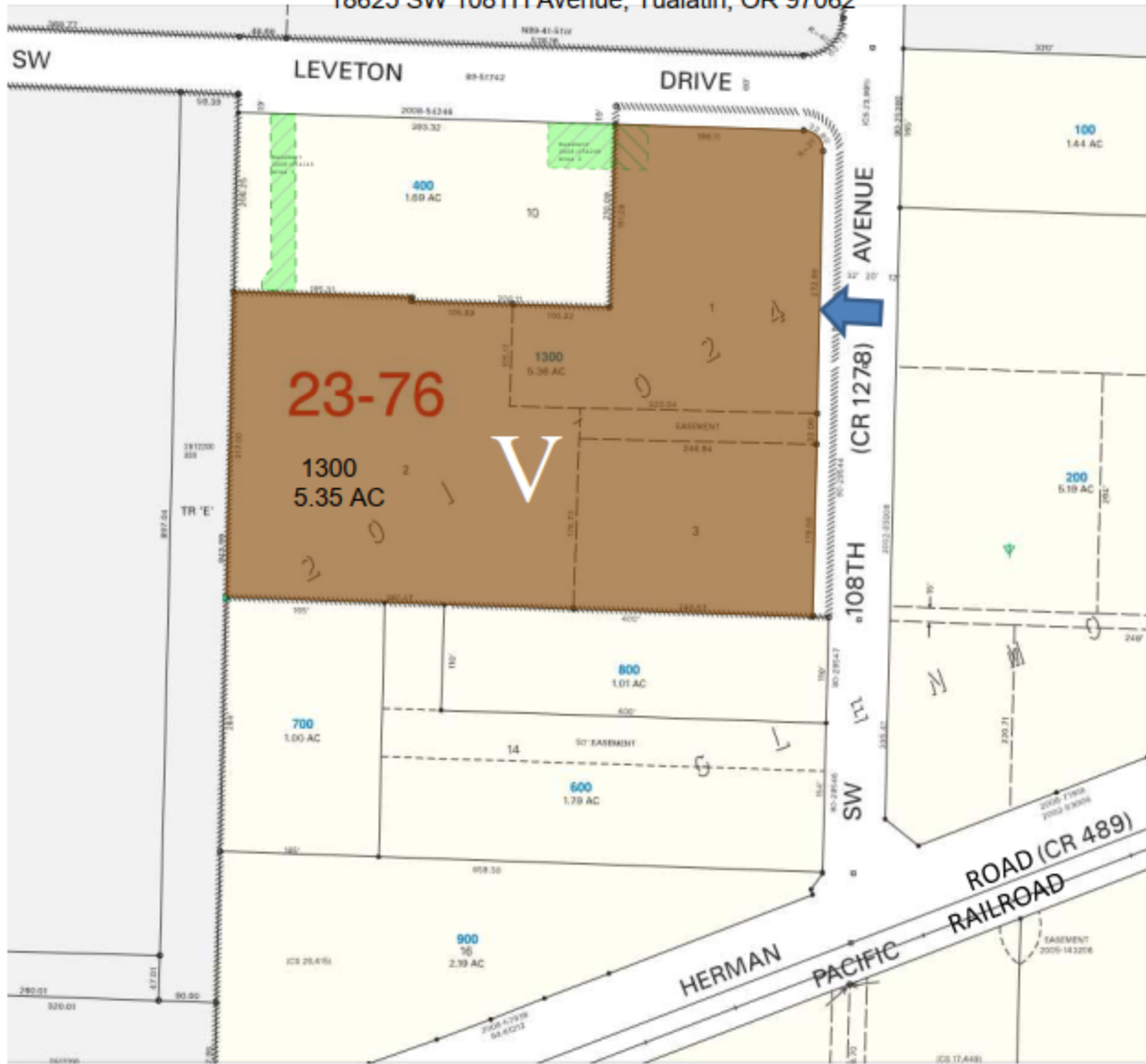
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TAX PARCEL R2176128 MAP & TAX LOT 2S122AD-01300
& TAX PARCEL R2211155
Assessor Property ID Assessor Map & Tax Lot No.
18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

ATTACHMENT 6
**DOCUMENTATION
OF NEIGHBORHOOD
MEETING**

MEETING MINUTES

PROJECT NUMBER: 2240285.00 ISSUE DATE: March 24, 2026
PROJECT NAME: Lam TUB – Building B Addition

RECORDED BY: Ian Sisson, Land Use Planner, and Suzannah Stanley, Land Use Planner
TO: FILE
PRESENT: Kate Pinamonti – Riverpark CIO
 Danny O’Neal – Byrom CIO
 Riley Bartel, Brett Hamilton – Tualatin residents
 Todd Fosler, Chad Oyler – Lam Research (Lam)
 Rob Kirkman, Ian Sisson, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood/Developer Meeting Minutes (March 18, 2026)

INTRODUCTION

The Neighborhood/Developer Meeting was hosted by the applicant at The Community at Marquis Tualatin from 7:00 PM – 8:00 PM on Wednesday, March 18, 2026. The meeting began with an open house format where attendees were able to review large format prints of project drawings and discuss and ask questions of the applicant team. Following the open house portion of the meeting, the applicant team provided a formal presentation of the proposed project, then took questions and discussed project details with attendees. Four members of the public attended the meeting.

OPEN HOUSE

Below is a summary of topics discussed during the open house portion of the event:

1. Resident (Riley Bartel) asked about the proposed scrubber pad and if it’s loud. He hears noise from his house. Mackenzie (Suzannah Stanley) said it is not expected to generate any noticeable increase in noise at the property lines.
2. Resident (Riley Bartel) asked if any trees will be removed as part of this project. Mackenzie (Ian Sisson) confirmed no tree removal is proposed.
3. Byrom CIO (Danny O’Neal) asked what the primary use of the expansion will be. Mackenzie (Ian Sisson) confirmed it’s an expansion of a research and development (R&D) lab. Lam has run out of space in Building B and is adding some tools that they don’t currently have room for. There won’t be changes in how they operate; they just need more space.
4. Byrom CIO (Danny O’Neal) asked if there will be additional HVAC equipment. Mackenzie (Rob Kirkman) said the building air will be conditioned. There will be some small air handlers on the roof to facilitate the scrubber.
5. An attendee asked if there is a scrubber on Building B now and if it will be moved. The team said yes. Mackenzie (Rob Kirkman) showed where the existing scrubbers are. Resident (Brett Hamilton) asked if it would be on the roof. Mackenzie (Rob Kirkman) said it will be at grade and showed where the equipment will be on the elevation drawings and noted that the building will be made of IMP (insulated metal panels) for energy efficiency.

6. Riverpark CIO (Kate Pinamonti) asked what the scrubber does. Lam (Chad Oyler) said it cleans the air coming out of the lab. Mackenzie (Ian Sisson) said in these lab buildings they can only have particles of a certain size because of how sensitive the tools and processes are, and the scrubber helps keep the air clean. Lam (Chad Oyler) clarified there is an intake filter that cleans the incoming air and Lam (Todd Fosler) added that the intake is constantly bringing air in and the scrubber is constantly pushing air out.
7. Byrom CIO (Danny O’Neal) asked what kind of lab this will be. Lam (Todd Fosler) said it’s an R&D lab for supporting chip assembly. As more devices are moving toward AI things are getting smaller, this requires new assembly technology for the chips; this lab supports that.
8. Lam (Chad Oyler) explained that Lam makes equipment and tools that are used to make chips. Byrom CIO (Danny O’Neal) asked if CHIPS Act funding helped Lam. Lam (Chad Oyler) said no; the federal CHIPS Act funds chip manufacturing, and Lam makes tools that make chips, so did not get federal CHIPS Act funding for TUX or other projects. Lam (Todd Fosler) added that Lam did get some State funding. Lam (Chad Oyler) said most of the chips made throughout the world have benefited from Lam’s technology.
9. Resident (Brett Hamilton) asked how the Building B lab is different from the TUX lab. Lam (Chad Oyler) said this lab supports a technology called packaging, which is the end of an assembly line for a chip, while the TUX and Building F labs focus on other chip making processes.
10. Resident (Brett Hamilton) asked if this is research to make the tools and equipment, not the chips themselves. Lam (Chad Oyler) said yes but added that Lam uses these labs to test the efficacy of their tools using the same or similar processes used in the actual manufacture of chips.
11. Lam (Todd Fosler) specified that the large lab in TUX is the wafer manufacturing (bare silicon wafer inside the factory) and that Lam’s tools touch that wafer hundreds of times. The wafers come out of that lab finished. Building B labs deal with packaging the chips from the various components. Having these processes within separate buildings mimics the process used by manufacturing companies, where components are created in one location and then assembled elsewhere.

PRESENTATION AND Q&A

Below is a summary of topics discussed during the presentation portion of the event:

1. Mackenzie (Ian Sisson) provided a presentation explaining the purpose of the Neighborhood/Developer Meeting, project overview, and summary of the Type II Architectural Review process and applicable criteria, then asked if there were questions from attendees.
2. Riverpark CIO (Kate Pinamonti) asked if the grove of trees at the northeast corner of the site are part of Lam’s campus. Mackenzie confirmed they are and showed a map of the campus boundaries.
3. Byrom CIO (Danny O’Neal) asked if employment will remain the same. Lam and Mackenzie confirmed.
4. Riverpark CIO (Kate Pinamonti) asked who owns the building to the west of the Lam campus. Mackenzie said this building is JAE.
5. Resident (Brett Hamilton) asked if the noise signatures and levels will be the same as existing. Lam (Chad Oyler) said this equipment will not produce the type of hissing sound generated by the gas

- plant but would be similar to the equipment used in other existing labs, but much smaller, about 1/3 the size and likely not discernable off site.
6. Byrom CIO (Danny O'Neal) asked if the proposed equipment will be quieter than existing equipment. Lam (Todd Fosler) said it won't be noisier and noted the primary sources of noise reaching residential areas are located on the west side of the campus.
 7. Resident (Brett Hamilton) asked how tall the building will be. Mackenzie (Rob Kirkman) said about 31', a little taller than the existing Building B, and confirmed there is a partial parapet on the building.
 8. Riverpark CIO (Kate Pinamonti) asked what the next step in the process is. Mackenzie (Ian Sisson) explained the expected land use timeline for Type II Architectural Review. Riverpark CIO (Kate Pinamonti) asked about the public notice process. Mackenzie (Ian Sisson) explained the notice requirements.
 9. Resident (Brett Hamilton) said it looks like there is an existing building where the expansion is planned. Lam (Chad Oyler) said that area is mostly unused equipment. Lam (Todd Fosler) added they will also finish taking out some existing concrete that remains.
 10. Resident (Brett Hamilton) asked why this project wasn't part of TUX. Lam (Todd Fosler) said these projects are part of separate programs at Lam and not part of the same planning efforts. The need for this project emerged separately from the need for TUX (production vs. R&D).
 11. Resident (Brett Hamilton) read a question from another community member who was not able to attend, wondering about increasing manufacturing production. Lam (Chad Oyler) clarified this project is for R&D, not manufacturing.
 12. Resident (Brett Hamilton) added another question from the absent community member about how Lam is mitigating noise impacts from the proposed scrubber. Lam (Todd Fosler) noted the scrubber location is behind the tree line and is a relatively quiet piece of equipment. Noise does come from the fans, but the proposed fans are 1/3 the size of others on campus and not expected to generate noise that is discernable off-site.
 13. Byrom CIO (Danny O'Neal) asked about operating hours for the lab and associated equipment. Lam (Todd Fosler) said they will run 24/7. For efficiency and maintenance reasons, it is better for the fans to run constantly rather than turning them on and off. Also, there are always sets of three fans, generally with two operating at a time, so each fan operates at a lower load and the third is available for backup in case another goes out or needs maintenance.
 14. Resident (Brett Hamilton) asked how many rooftop fan units exist across the campus. Lam (Chad Oyler) said there are currently five sets and noted again that the proposed set of fans is about 1/3 the size of the existing sets, and if measured by air movement, might be about 10% of one of the other sets.
 15. Resident (Brett Hamilton) asked about gases used in this lab and if they are all inert, and if there are any new ones in this building. Lam (Todd Fosler) said this project will not introduce any new gases.
 16. Resident (Brett Hamilton) asked what the scrubbers are scrubbing out of the air. Lam (Todd Fosler) said they remove chemicals that are used in the chipmaking process. Resident (Brett Hamilton) asked if this referred to R&D or manufacturing processes. Lam (Chad Oyler) clarified this is for

- R&D purposes, which includes testing how the tools function in the manufacturing processes used by Lam’s customers that do chip production.
17. Resident (Brett Hamilton) asked why Lam must operate at night if they aren’t manufacturing chips. Lam (Chad Oyler) said R&D is 24/7 and added that it takes significant time and planning to shut their equipment down and restart it, so it’s much simpler and more efficient to keep them running at a low level all the time.
 18. Resident (Brett Hamilton) asked where the intake air comes from. Lam (Todd Fosler) said the air intakes are on the roof. Lam (Chad Oyler) added the equipment that runs those air intakes are inside. They suck from intakes mounted on the roof, but the fans are inside. Resident (Brett Hamilton) asked how much vent stack there is above the fan. Lam (Todd Fosler) clarified that the fans are separate from the stacks, not integral. Lam (Todd Fosler) added that air must be exchanged five times per hour in the lab space as it is a cleanroom.
 19. Resident (Brett Hamilton) asked how many scrubber/fan sets will be on campus after TUX is complete. Lam (Todd Fosler) said TUX will add three sets.
 20. Mackenzie (Suzannah Stanley) shared information from the project team’s noise consultant, noting that the TUX project will add 0dBA-3dBA at the edges of campus. The increase will be on the west side of campus. Resident (Brett Hamilton) asked about the 50.0dBA measurement shown in the TUX modeling and what atmospheric conditions were assumed. Lam (Chad Oyler) said the modeling uses an international standard, ISO 9613, which considers “moderate worst-case scenario” for atmospheric conditions. Mackenzie (Ian Sisson) noted that noise sources are additive, but add logarithmically – for example, two 40dBA sources add to 43dBA, not 80dBA.
 21. Lam (Chad Oyler) said that Lam will ensure compliance with applicable noise limits. Resident (Brett Hamilton) asked what the noticeable change will be. Lam (Chad Oyler) said no noticeable change is expected.
 22. Resident (Brett Hamilton) asked if Lam has done anything to reduce or mitigate off-site noise impacts, other than planting trees. Lam (Chad Oyler) confirmed Lam has moved some nighttime operations to daytime and eliminated use of delivery truck backup horns and beepers during night operations where possible. Resident (Brett Hamilton) asked about the 24/7 mechanical rooftop noise that carries the furthest. Lam (Todd Fosler) said there have not been specific steps taken to mitigate that, but Lam is looking at mitigation options for those and other sources. Mackenzie (Ian Sisson) added that the plans for TUX include a lot of new trees that will soon be planted. Resident (Brett Hamilton) noted that some of the noise sources will be 80’ high so the trees likely won’t do much in our lifetimes.
 23. Mackenzie and Lam thanked attendees for their participation and provided contact information for any follow-up questions.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

March 4, 2026

Dear Property Owner, Tenant, or Resident:

You are invited to attend a meeting to review a small proposed building addition to Building B, in the center of the Lam Research campus. The meeting will be held in person at:

The Community at Marquis Tualatin
19805 SW Boones Ferry Road
Tualatin, OR 97062
Wednesday, March 18 at 7:00 PM

The Lam Research campus is located at 11155 SW Leveton Drive in Tualatin. The proposal would add approximately 3,900 square feet (SF) of building area to the north side of Building B, along with an enclosed scrubber pad on the east side of the proposed building addition. The architectural design and materials will be consistent with the Lam campus, but visibility from public rights of way will be obscured by distance, topography, and existing buildings and landscaping. The development will require seven existing parking spaces to be removed but does not affect compliance with minimum parking requirements identified in Lam's Industrial Master Plan (IMP).

The proposed addition will not generate any new vehicle or truck trips on surrounding streets because the new building area will be used by current Lam employees and served by existing truck traffic. Noise associated with new mechanical equipment will be localized to the equipment and will meet applicable City of Tualatin and DEQ standards.

The IMP for the Lam campus was last updated in 2025 (IMP 24-0001) to add a new lot and modify certain development standards. A proposal to add a new office building, lab, and central utility building, was also approved in 2025 (AR 24-0002). The subject proposal does not request any modifications to either of these recent approvals.

A preliminary site plan and building elevations are enclosed in Attachment A.

The March 18, 2026, meeting will allow the project team to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or issues the design team should consider.

Please contact me (Ian Sisson, 971-346-3725 or isisson@mcknze.com) if you have questions regarding the land use review process for this project. For questions about Lam's ESG goals or campus operations, please contact Todd.Fosler@lamresearch.com, Project Manager, or Chad.Oyler@lamresearch.com, ESG and Environmental Health & Safety.

March 4, 2026

Page 2

Sincerely,



Ian Sisson
Land Use Planner

Enclosure(s): Attachment A – Preliminary Site Plan and Building Elevations

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REVISION SCHEDULE

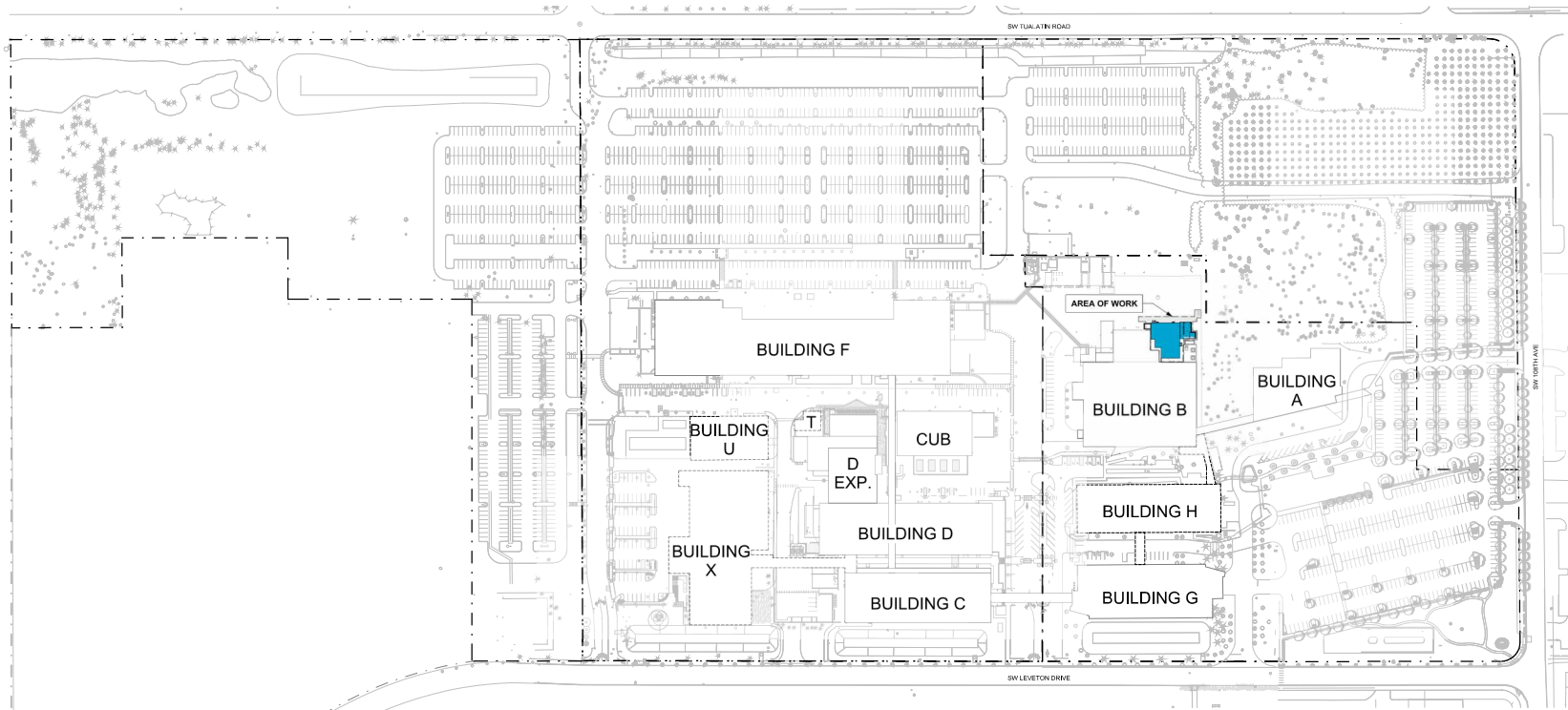
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SHEET TITLE
CAMPUS PLAN

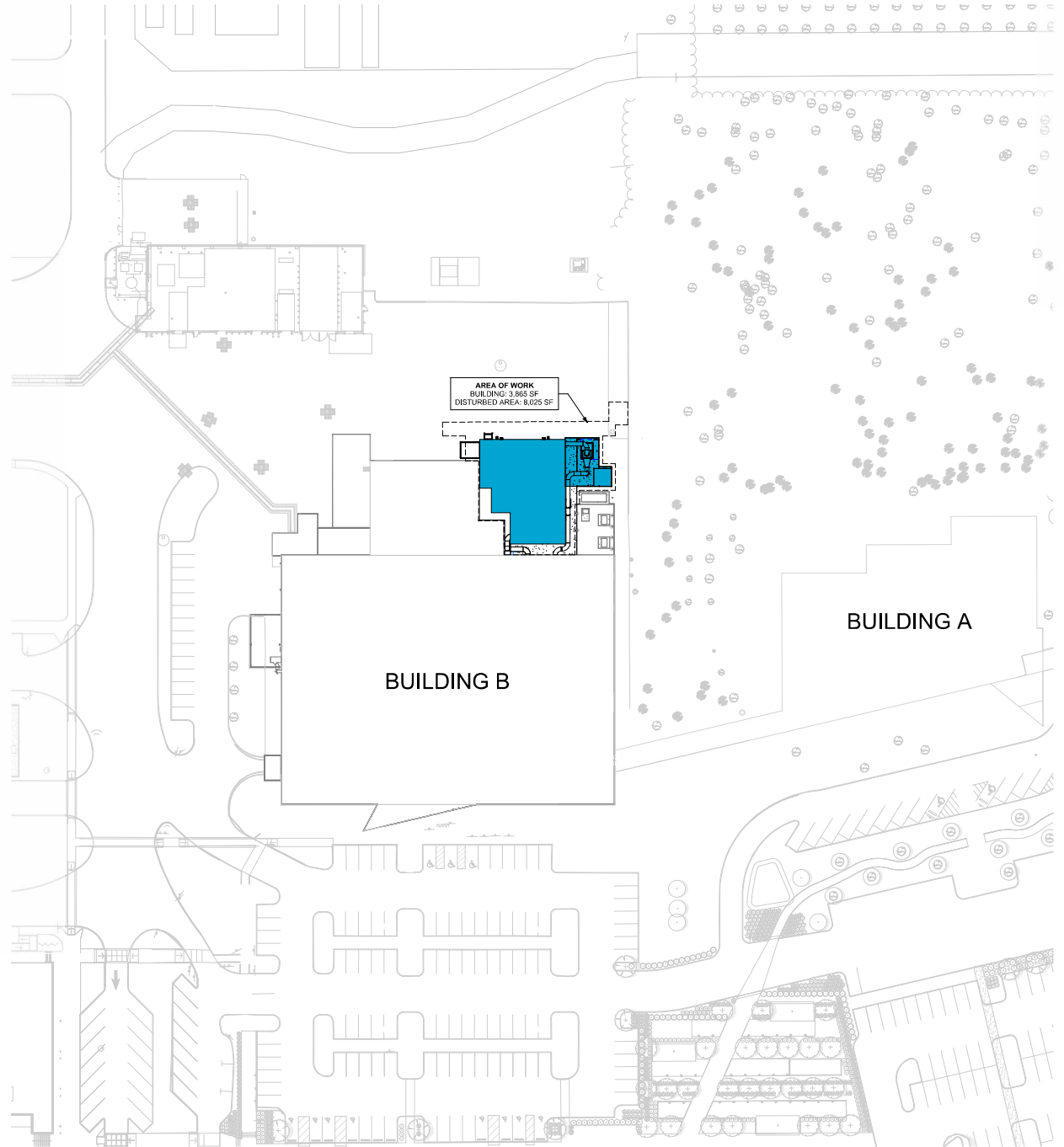
SHEET

A.1

JOB NO. **2240285.00**



- CAMPUS PLAN
- AREA OF WORK
- IN PROGRESS BUILDINGS
- EXISTING BUILDINGS
- TAX LOT LINE



1 SITE PLAN
A.2

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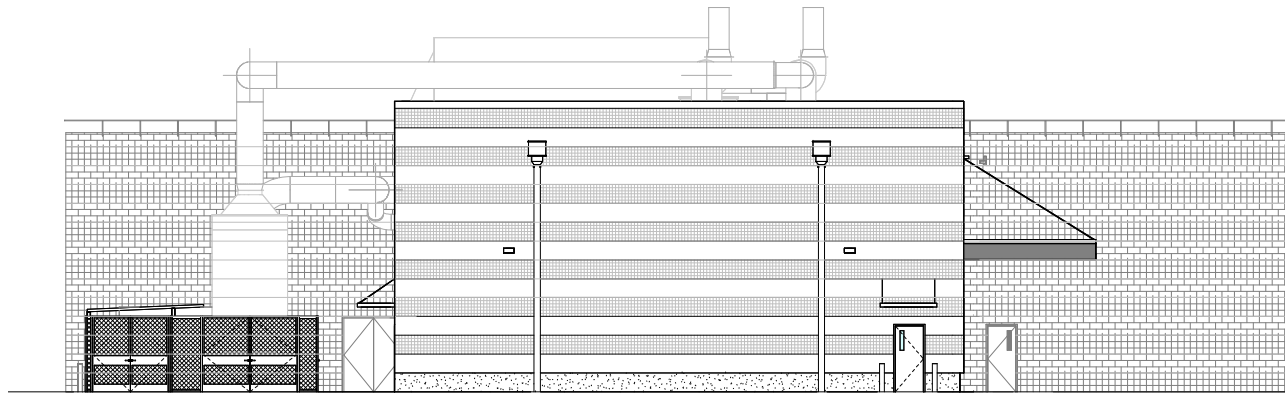
REVISION SCHEDULE		
Drawn	Revised By	Issue Date

SHEET TITLE
**SITE PLAN &
IMAGERY**

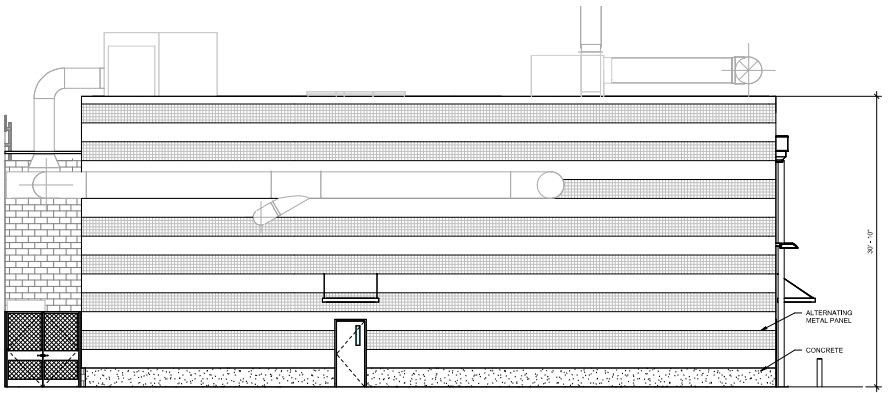
SHEET

A.2

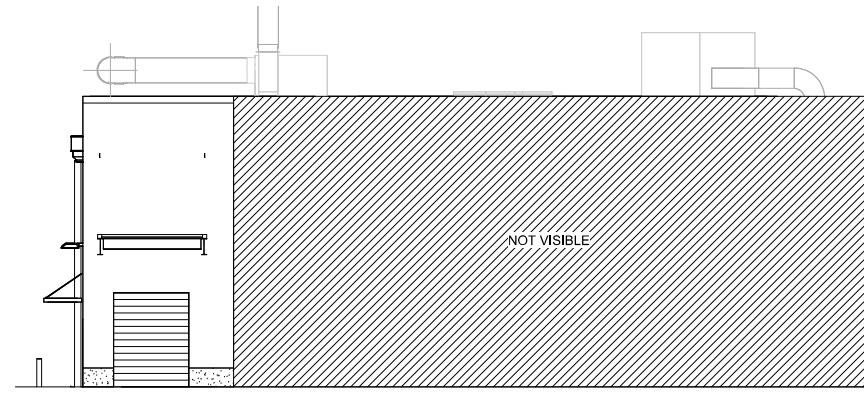
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1 NORTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION

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REVISION SCHEDULE

Drawn	Issued As	Issue Date

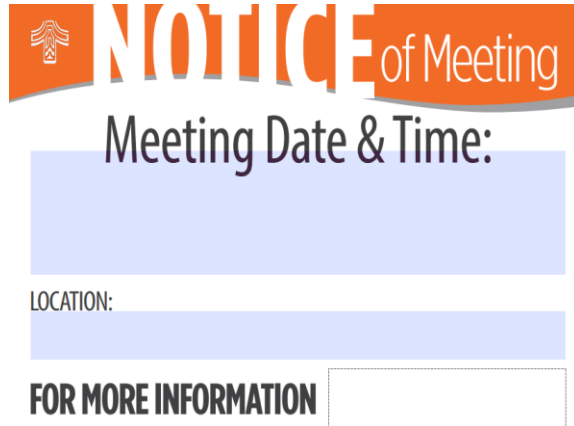
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET

A.3

JOB NO. **2240285.00**

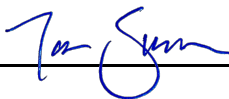
CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the Lam TUB - Building B Addition (Type II Architectural Review) project, I hereby certify that on this day, March 3, 2026, 3 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant Representative's Name: Ian Sisson (Mackenzie)
(Please Print)

Applicant Representative's Signature: 

Date: 3-3-2026





Sign 1: SW Tualatin Road at SW 115th Avenue



Sign 2: SW 108th Avenue at south entrance near Building A



Sign 3: SW Leveton Drive at east entrance near Building G

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF ~~WASHINGTON~~)
Multnomah

I, Ian Sisson being first duly sworn, depose and say:

That on the 4th day of March, 20 26, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

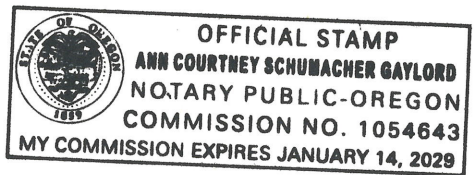
[Handwritten Signature]

Signature

SUBSCRIBED AND SWORN to before me this 19th day of March, 20 26.

[Handwritten Signature: Ann Courtney Schumacher Gaylord]
Notary Public for Oregon
My commission expires:

RE: Lam TUB - Building B Addition Architectural Review



The public notice addresses and neighborhood meeting addresses in relation to this land use review have been withheld from the decision packet as they contain personal information including email addresses and/or phone numbers. The official record for this case can be reviewed by making a public records request here

<https://www.tualatinoregon.gov/administration/public-records-request-0>

or contact Keith Leonard at 503-691-3029